



MEMORANDUM

AGENDA ITEM #6b

DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On December 12, 2008 Council staff received proposed amendment #09-D1AR to the City of Hialeah Comprehensive Plan (CP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Hialeah incorporated in 1925 and today is a municipality of more than 236,000 permanent residents and approximately 23 square miles located in northwest Miami-Dade County. The City is bounded by the City of Hialeah Gardens to the south and west; Miami Lakes, Opa-Locka, and unincorporated Miami-Dade County to the north; unincorporated Miami-Dade County and a small portion of the City of Miami to the east; and Miami Springs and Medley to the south. A small enclave of unincorporated Miami-Dade County known as Palm Springs North is completely surrounded by the City. Hialeah is a place where residents can live and work without long commutes with an array of land uses. It is strategically located between Miami International and Opa-Locka Airports, with access to the rail facilities of the Florida East Coast and CSX. In addition, the City is well connected to MetroRail. The City's primary job base has traditionally been in manufacturing, but recent trends indicate manufacturing is losing ground to the service sector. Wholesale, retail, banking and finance, and the health industry constitute almost 80 percent of the business community service sector jobs. Economic development, redevelopment and urban infill are important issues in the City. Additional information regarding the County or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment package #09-D1AR to the City of Hialeah Comprehensive Plan contains one amendment to the Future Land Use Map, related to the Beacon Countyline Development of Regional Impact (DRI). The general location of the City is shown as Attachment 1 and the amendment site is shown in Attachment 2.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than January 11, 2009.

Future Land Use Map Amendment

The proposed amendment would change the land use designation of a 520 acre site within the Beacon Countyline DRI from "Industrial and Office" to "Industrial". The property is located in the City of Hialeah at the northwestern corner of NW 154th Street and NW 97th Avenue, bounded by NW 170th Street to the north and NW 107th Avenue to the West. The current "Industrial and Office" land use designation is a Miami-Dade County classification that is no longer consistent with the City of Hialeah Comprehensive Plan. The proposed change is not expected to impact surrounding uses, which are also "Industrial and Office."

The Beacon Countyline Application for Development Approval (ADA) was found sufficient on December 2, 2008. To date, one (1) Development Order (DO) Conditions meeting has been held (December 16, 2008). The Council is projected to make a recommendation on The Beacon Countyline DRI Impact Assessment Report and DO Conditions at its February 2, 2009 meeting.

Site History

The Beacon Countyline DRI site was annexed from Miami-Dade County in 2004. The site was a former construction demolition debris landfill. Prior to annexation, the site was outside of the Urban Development Boundary (UDB) and zoned "Open Land." Subsequent amendments were filed to change the land use designations and bring the site within the UDB. The annexed site provides the City with future development opportunities for employment, housing, shopping and recreational opportunities. Currently, only one third of the site is slated for development.

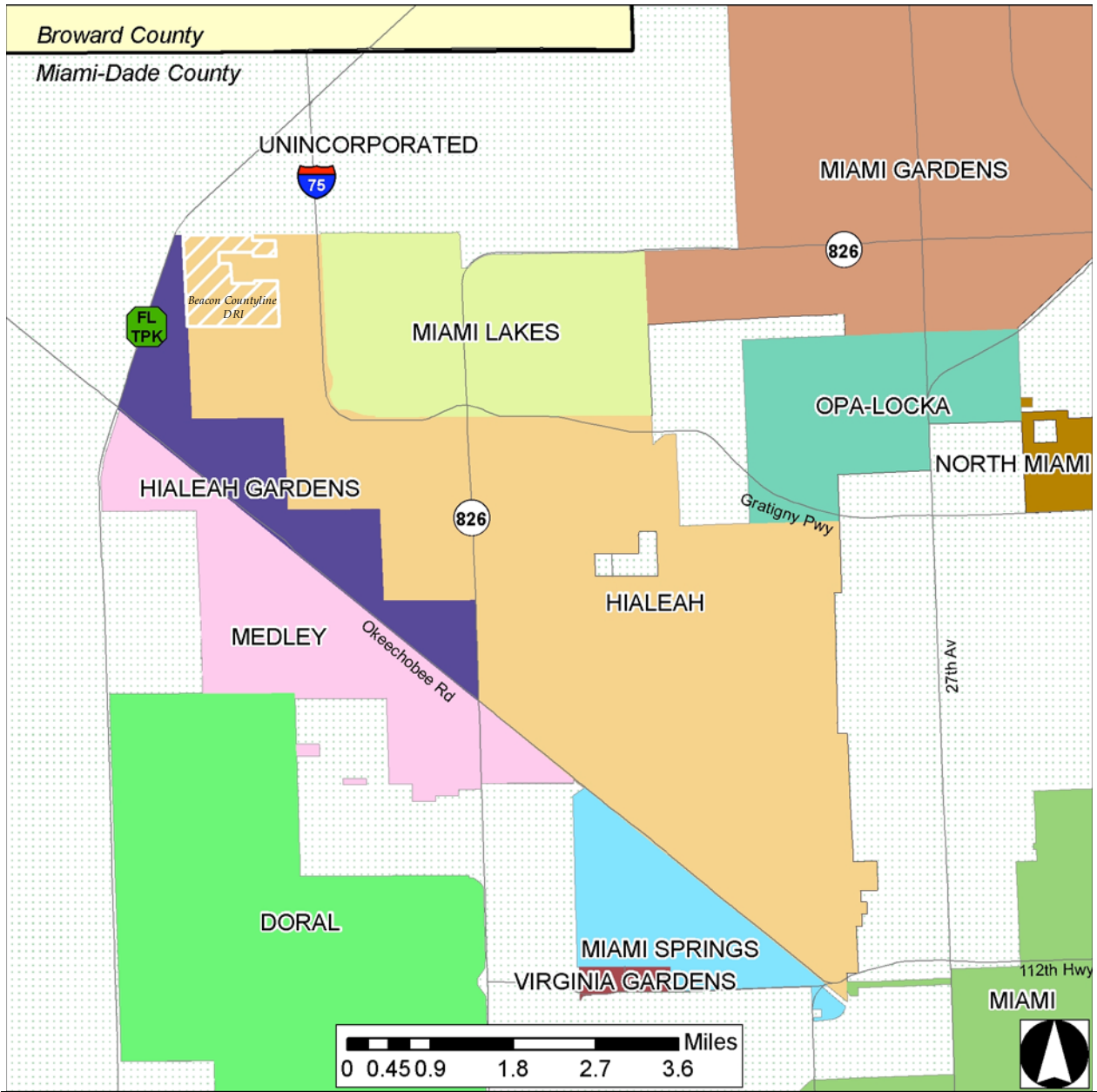
This amendment has gone through a multi-step review process at the local level, providing for public input. Public hearings were conducted by the City Planning and Zoning Board on October 22, 2008. The City of Hialeah Council voted (6-0-1) to transmit this amendment to the Florida Department of Community Affairs for review on November 25, 2008.

Staff analysis confirms that proposed amendment #09-D1AR is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed City of Hialeah amendment #09-D1AR generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



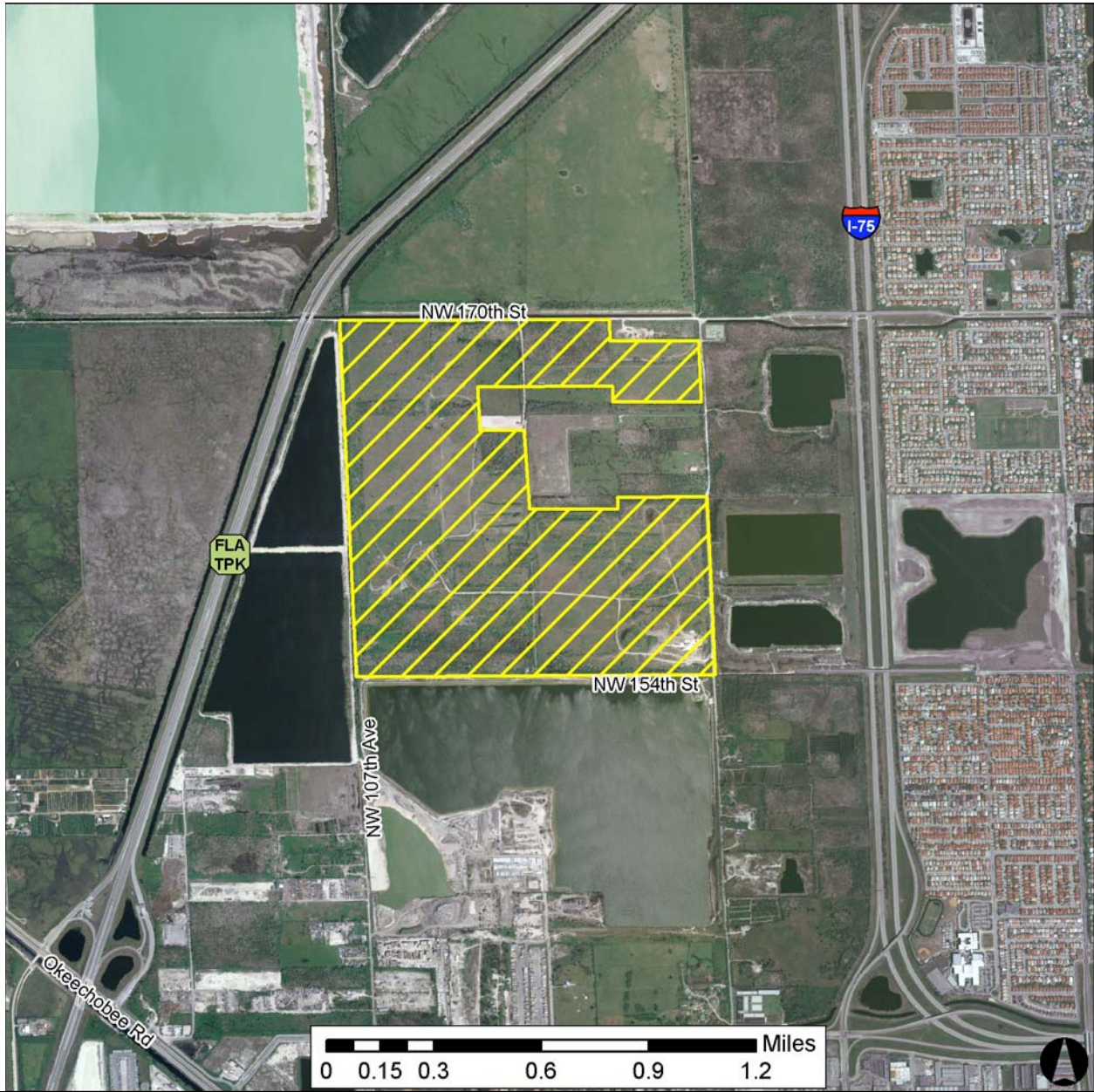
COMPREHENSIVE PLAN AMENDMENTS

General Location Map with Beacon Countyline Site

City of Hialeah
Proposed Amendment #09-D1AR

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Hiialeah
Proposed Amendment #09-D1AR

From: Industrial and Office
To: Industrial
520 acres

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.